

MARCH 16, 2015

The regularly scheduled meeting of the Mansfield Township Land Use Board was called to order by Attorney William Edleston at 7:30 PM.

The meeting was opened by stating that adequate notice of this public meeting had been provided in accordance with the Open Public Meetings Act by:

1. posting a notice of this meeting on the bulletin board of the Municipal Building;
2. causing said notice to be published in The Express Times;
3. furnishing said notice to those persons requesting it pursuant to the Open Public Meetings Act; and
4. filing said notice with the Township Clerk.

The new and reappointed members of the Land Use Board were issued to Oath of Office for 2015.

Present: Vaezi, Mayor Clancy, Watters, Spender, Farino, Drazek, Hight, Keggan, Hazen.

Absent: Barton, Minter, Creedon, Sams.

Also present: William Edleston, Esquire.

The Pledge of Allegiance was recited.

MOTION was made by **HAZEN** to nominate **Ali Vaezi** as **Chairman** of the 2015 Land Use Board.
SECONDED: DRAZEK.

Those in favor: Mayor Clancy, Watters, Spender, Farino, Drazek, Hight, Keggan, Hazen, Vaezi.

Opposed: None.

Abstained: None.

MOTION was made by **FARINO** to nominate **Rosemarie Hight** as **Vice Chairwoman** of the 2015 Land Use Board.

SECONDED: SPENDER.

Those in favor: Watters, Spender, Farino, Drazek, Hight, Keggan, Hazen, Mayor Clancy, Vaezi.

Opposed: None.

Abstained: None.

MOTION was made by **HIGHT** to appoint **Patti Zotti** as the **Clerk/Secretary** of the 2015 Land Use Board.

SECONDED: WATTERS.

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Those in favor: Spender, Farino, Drazek, Hight, Keggan, Hazen, Mayor Clancy, Watters, Vaezi.

Opposed: None.

Abstained: None.

MOTION was made by **VAEZI** to appoint **William Edleston, Esquire** as the **Board Attorney** for 2015.

SECONDED: DRAZEK.

Those in favor: Farino, Drazek, Hight, Keggan, Hazen, Mayor Clancy, Watters, Spender, Vaezi.

Opposed: None.

Abstained: None.

Vaezi suggested a discussion be held regarding the Board Engineer position for 2015.

MOTION was made by **VAEZI** at 7:42 PM to adjourn to **Executive Session** in order to discuss personnel matters.

SECONDED: SPENDER.

Those in favor: Drazek, Hight, Keggan, Hazen, Mayor Clancy, Watters, Spender, Farino, Vaezi.

Opposed: None.

Abstained: None.

MOTION was made by **HIGHT** at 8:22 PM to **adjourn the Executive Session**, and to return the regular session.

SECONDED: HAZEN.

Those in favor: Hight, Keggan, Hazen, Mayor Clancy, Watters, Spender, Farino, Drazek, Vaezi.

Opposed: None.

Abstained: None.

MOTION was made by **HIGHT** to appoint **Drew DiSessa, P.E.** as **Board Engineer** for 2015.

SECONDED: SPENDER.

Those in favor: Keggan, Hazen, Mayor Clancy, Watters, Spender, Farino, Drazek, Hight, Vaezi.

Opposed: None.

Abstained: None.

MOTION was made by **WATTERS** to appoint **Joseph J. Layton, P.P.** as the **Board Planner** for 2015.

SECONDED: VAEZI.

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Those in favor: Hazen, Mayor Clancy, Watters, Spender, Farino, Drazek, Hight, Keggan, Vaezi.

Opposed: None.

Abstained: None.

Regarding the adoption of the meeting dates for 2015, a brief discussion was held about investigating the availability of an alternate date for January and February, which are both holidays.

MOTION was made by **WATTERS** to adopt the **meeting dates** for 2015, as presented.

SECONDED: DRAZEK.

Those in favor: Mayor Clancy, Watters, Spender, Farino, Drazek, Hight, Keggan, Hazen, Vaezi.

Opposed: None.

Abstained: None.

MOTION was made by **VAEZI** to designate **The Express Times** as the official newspaper for 2015.

SECONDED: WATTERS.

Those in favor: Watters, Spender, Farino, Drazek, Hight, Keggan, Hazen, Mayor Clancy, Vaezi.

Opposed: None.

Abstained: None.

The Chairman appointed **Farino** and **Spender** as the **Financial Oversight Committee** for 2015.

MOTION was made by **WATTERS** to authorize the Chairman to **sign the contracts** submitted by the professionals.

SECONDED: HIGHT.

Those in favor: Spender, Farino, Drazek, Hight, Keggan, Hazen, Mayor Clancy, Watters, Vaezi.

Opposed: None.

Abstained: None.

MOTION was made by **VAEZI** to approve the **minutes** of the **December 15, 2014** meeting, as written.

SECONDED: HAZEN.

Those in favor: Farino, Drazek, Keggan, Hazen, Watters, Spender, Vaezi.

Opposed: None.

Abstained: Hight, Mayor Clancy.

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Regarding the resolution for Case #14-01, VB Mansfield Realty, LLC, Zotti indicated Hight should be eliminated from the vote as she was absent from the meeting.

MOTION was made by **VAEZI** to approve the resolution for **Case #14-01, VB Mansfield Realty, LLC**, as corrected.

SECONDED: WATTERS.

Those in favor: Farino, Drazek, Keggan, Hazen, Watters, Spender, Vaezi.

Opposed: None.

Abstained: None.

Under old/new business, Edleston mentioned action taken by the New Jersey Supreme Court with reference to the COAH rules. Edleston explained it will now be up to the courts to make the determination if the Township's COAH obligation has been met, and the Township will have to submit a written document for review.

Watters reported additional information received by the Township's COAH Planner, Shirley Bishop.

Further discussion took place regarding possible compliance scenarios.

Watters also mentioned the money being offered by the Highlands Council. Watters indicated further investigation will be done regarding the reason for the money being given to the Township.

Vaezi reported his attendance at a meeting regarding the Highlands regulations updates. Vaezi explained his understanding of the presentation given at the meeting. Vaezi stated a sub-committee of the Planning Board was formed, and the sub-committee consisted of himself, Watters, Drazek, and Minter. Vaezi stated the sub-committee would review the information distributed, and would welcome any further comments offered by board members.

Vaezi distributed a Summary Outline of the findings of the sub-committee thus far.

Drazek explained further the discussion held at the sub-committee level, and she and Vaezi encouraged the board members to offer suggestions.

MOTION was made by **FARINO** to adjourn the meeting at 9:02 PM.

SECONDED: VAEZI.

Voice vote: ALL IN FAVOR.

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Respectfully submitted,

Patricia D. Zotti, Clerk
(As Amended)